

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/3 Geum Street Hadfield VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

98 North Street Hadfield VIC 3046	\$750,000	20-Aug-21
2/125 South Street Hadfield VIC 3046	\$641,050	28-Aug-21
2/11 Talbot Street Hadfield VIC 3046	\$595,000	11-Nov-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 January 2022



98 North Street Hadfield VIC 3046 Sold Price **\$750,000** Sold Date **20-Aug-21**

 3  1  1

Distance **0.39km**



2/125 South Street Hadfield VIC 3046 Sold Price **\$641,050** Sold Date **28-Aug-21**

 3  1  2

Distance **0.74km**



2/11 Talbot Street Hadfield VIC 3046 Sold Price **\$595,000** Sold Date **11-Nov-21**

 2  1  1

Distance **0.95km**

RS = Recent sale UN = Undisclosed Sale

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